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SUFFOLK COUNTY CLERK

RECORDS OFFICE

RECORDING PAGE

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Type of Instrument: LIS PENDENS

Recorded: 5/25/2021

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Index Number: 21 609538 Sequence Number: 323629

Plaintiff(s) :

TRINITY FINANCIAL SERVICES, LLC

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Defendant(s) :

MANVELOV, ALEXANDER

Attorney(s) :

LEOPOLD & ASSOCIATES, PLLC

TAX_MAP_NO:

See attached Real Property Tax Service Agency Verification Page

Liber Page(s):
M00021621-931

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Judith A. Pascale
County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 05/21/2021 11:32 AM
NYSCEF DOC. NO.

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

- x

TRINITY FINANCIAL SERVICES, LLC,

INDEX NO.:
Date Filed:

Plaintiff(s),

NOTICE OF PENDENCY OF ACTION

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against

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ALEXANDER MANVELOV, AMERICAN EXPRESS CENTURION BANK, AMERICAN EXPRESS BANK, FSB, CITIBANK (SOUTH DAKOTA), N.A.,

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"JOHN DOE #1" through "JOHN DOE #12," the last twelve names being fictitious and unknown to Plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint,

Defendant(s).

- x

NOTICE IS HEREBY GIVEN, that an action has been commenced and is pending in this Court upon a complaint of the above named Plaintiff against the above named Defendants for a reformation, and the foreclosure of a mortgage dated August 14, 2007, executed by ALEXANDER MANVELOV to NATIONAL CITY BANK to secure the sum of up to $337,000.00 and recorded in Liber M00021621 at Page 931 in the office of the Clerk of the County of SUFFOLK on October 18, 2007, which mortgage was thereafter assigned to TRINITY FINANCIAL SERVICES, LLC, by assignment of mortgage executed on April 21, 2011 and recorded in Liber M00022665 at Page 415 in the office of the Clerk of the County of SUFFOLK on January 6, 2016.

AND NOTICE IS FURTHER GIVEN, that the mortgaged premises affected by the foreclosure action, were, at the time of the commencement of said action, and at the time of the filing of this notice situate in and known as parcel identification number District: 0904 Section: 001.00 Block: 02.00 Lot: 004.003, on the land and tax map of the County of Suffolk in the State of New York, and is described in the said mortgage as follows, to wit:

See Schedule A - "Legal Description" annexed hereto and made a part hereof.

Said premises being known as and by: 111 S Magee Street, Southampton, NY 11968.

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TOGETHER with all right, title and interest of the Defendants in and to the land lying in the streets and roads in front of, and adjoining to, said premises.

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The Clerk of the County of Suffolk is directed to index this notice to the names of the Defendants above captioned except Does.

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Dated: November 16, 2020
Armonk, New York

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LEOPOLD & ASSOCIATES, PLLC

BY: Jacqueline K. Lamer, Esq.
Attorneys for Plaintiff
80 Business Park Drive, Suite 110
Armonk, NY 10504
914-219-5787

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NATIONWIDE COURT SERVICES, INC

TITLE NO. [redacted]

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SCHEDULE A

LEGAL DESCRIPTION

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All that certain plot, piece or parcel of land, situate, lying and being in the incorporated Village of Southampton, in the Town of Southampton, County of Suffolk and State of New York, being more particularly bounded and described as follows:

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BEGGINNING at a point on the Westerly side of Magee Street, distant 991.62 feet Southerly from the intersection formed by the Westerly side of Magee Street with the Southerly side of the land Now

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or formerly of the Long Island Railroad;

RUNNING THENCE North 63 degrees 02 minutes 30 seconds West, 219.89 feet;

THENCE North 63 degrees 38 minutes 20 seconds West, 100.35 feet;

THENCE South 25 degrees 37 minutes 30 seconds west, 175.99 feet to land now or formerly of the incorporated Village of Southampton;

THENCE along said land of South 64 degrees 22 minutes 30 seconds East, 120.00 feet;

THENCE North 25 degrees 37 minutes 30 seconds East, 154.26 feet;

THENCE South 63 degrees 02 minutes 30 seconds East, 202.54 feet to the Westerly side of Magee Street;

THENCE along the Westerly side of Magee Street North 19 degrees 03 minutes 30 seconds East, 20.19 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY
Premises also known as: 111 South Magee Street
Southampton NY 11968

District:0904 Section:001.00 Block:02.00 Lot:004.003

County of: Suffolk

FILED: SUFFOLK COUNTY CLERK 05/21/2021 11:32 AM

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SUPREME COURT
STATE OF NEW YORK, COUNTY OF SUFFOLK **INDEX NO.:**

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TRINITY FINANCIAL SERVICES, LLC,

Plaintiff(s),

Not For Legal Use

-against-

ALEXANDER MANVELOV, AMERICAN EXPRESS CENTURION BANK, AMERICAN EXPRESS BANK, FSB, CITIBANK (SOUTH DAKOTA), N.A., ET AL.,

Not For Legal Use

Defendant(s).

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NOTICE OF PENDENCY OF ACTION

LEOPOLD & ASSOCIATES, PLLC

Attorneys for Plaintiff(s)

Office and Post Office Address, Telephone
80 Business Park Drive, Suite 110
Armonk, NY 10504
914-219-5787

Signature (Rule 130-1.1-a)

Print name beneath
JACQUELINE K. LAMER, ESQ.

Service of a copy of the within is hereby admitted

Dated: _____

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REAL PROPERTY TAX SERVICE AGENCY VERIFICATION

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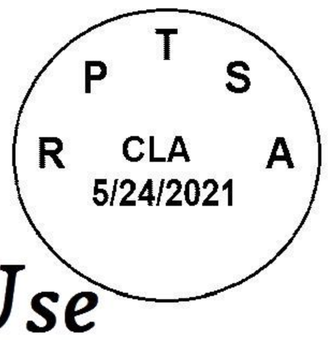

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StarID: 509136

Tax Map #'s: 0904-001.00-02.00-004.003